AIRPORT HEIGHTS COMMERCIAL PARK SUBDIVISION

Engineering Comments: The following comments should be addressed prior to acceptance and signature by the City Engineer:

a. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).
b. Add a note to the Plat stating that a City standard street section will need to be constructed prior to issuing any Land Disturbance activity for Lot 1.
c. Add a note to the Plat stating that a sidewalk is required to be constructed with any new development on Lot 1.
d. Provide and label the monument set or found at each subdivision corner.
e. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
f. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.
g. Clarify the Existing Lot boundaries, and list the associated subdivision of each labeled lot number. Also, there appears to be a portion of a Lot 1 (unknown subdivision) that is left out of the proposed subdivision.
h. Clearly label the point used as the POB. It appears that the computed corner is not the POB, but the drawing and description appear to begin at the computed corner.

Traffic Engineering Comments: The roadway width of Victoria Drive is substandard and will need to be improved along the property frontage prior to permitting any driveways for this site. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWWS Comments: MAWSS **only** has water services available.

The preliminary plat illustrates the proposed 1-lot, 0.9 ± acre subdivision which is located on the West side of Victoria Drive, 275' ± South of Airport Boulevard and is in Council District 6. The applicant states that the subdivision is served by city water and sewer.

The purpose of this application is to create 1 legal lot of record from two metes-and-bounds parcels which were created in the early 1970's according to Mobile County Revenue Department and Probate Court records.

In accordance with the Subdivision Regulations, the proposed lot is compliant with the minimum size requirements. The 25-foot minimum building setback line and lot size in square feet are illustrated on the preliminary plat and should be retained on the Final Plat, if approved.

The site fronts Victoria Drive, a 470' ± long minor street which only has curb and gutter along the East side of the first 100' ±. It appears that the existing curb and gutter is the result of commercial development which occurred at the Southeastern corner of Victoria Drive and Airport Boulevard intersection. Although there is also an existing fast food restaurant at the Southwestern corner of the same intersection, no curb and gutter was provided when it was constructed. Aerial photographs indicate that both commercial developments were built prior to 1997 at a time when the site was only within the Planning Jurisdiction, as annexation didn't occur until 2007. The other properties along the remaining 370' ± were developed residentially at the time of construction which could explain the lack of curb and gutter throughout the entirety of the street.

Typically, streets without curb and gutter shall provide a minimum right-of-way of 60'. However, as the site was annexed, the City Council adopted a B-3, Community Business Zoning District for the site and surrounding vicinity, and as such, it could be assumed that curb and gutter will be provided as each property is redeveloped commercially so therefore, the existing right-of-way of 50' would be sufficient and no dedication would be required.

It should be noted that Victoria Drive terminates at the property line for an abutting apartment complex; however, a publically accessible turn-around is provided on the apartment complex property.

As a means of access management, the proposed Lot 1 should be limited to the existing curb-cut along Victoria Drive, with any changes to the size, design, or location to be approved by Traffic Engineering and conform to AASHTO standards.

It should be pointed out that there are neighborhood concerns in reference to the substandard road conditions as well as the lack of storm water drainage facilities along Victoria Drive. The Engineering and Traffic Engineering Departments are aware of these issues and therefore, if approved, compliance with Traffic Engineering and Engineering Comments will be required.

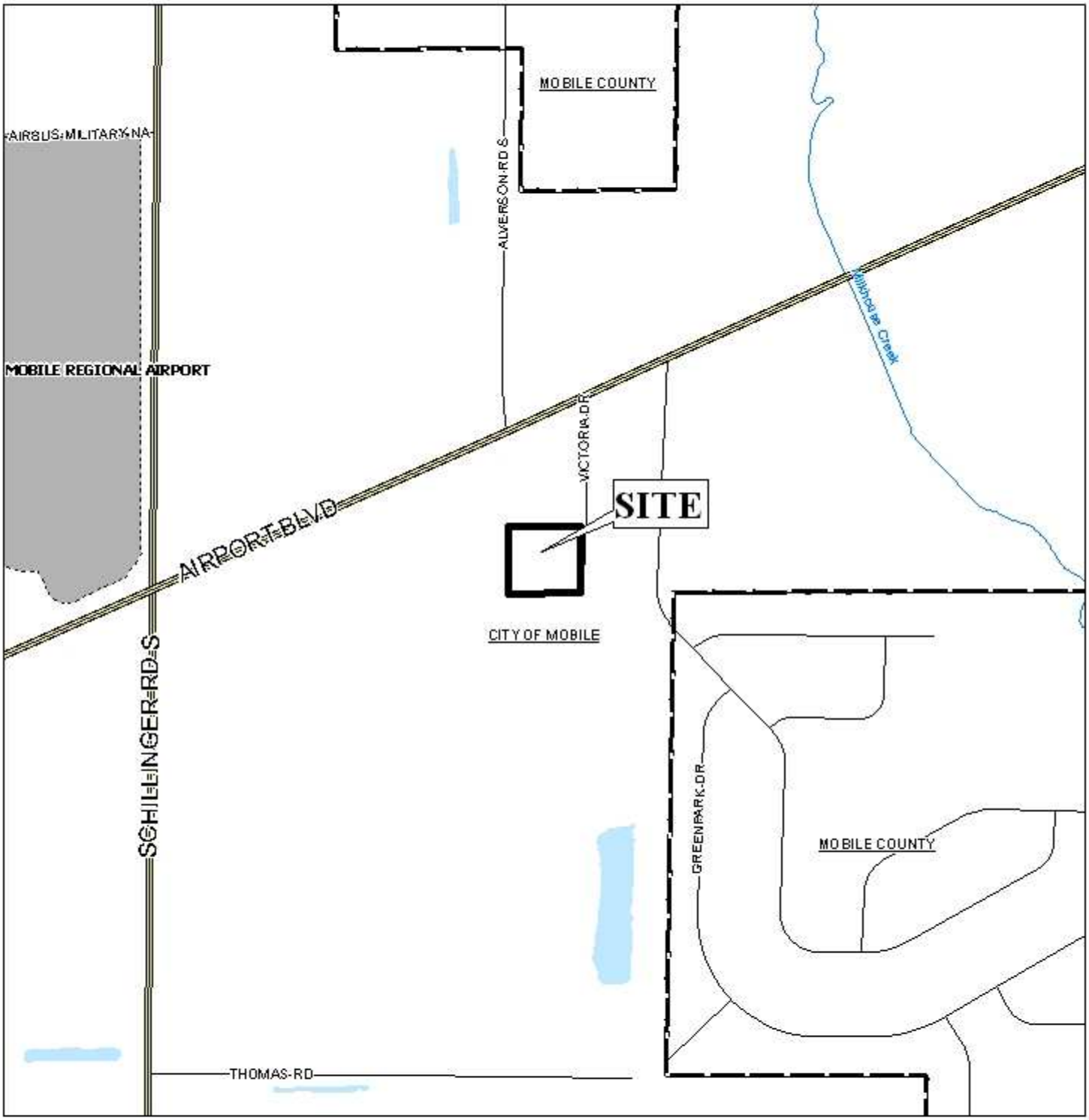
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

1) Retention of the 25-foot minimum setback line and lot size information on the Final Plat;
2) Placement of a note on the Final Plat limiting Lot 1 to one curb-cut to the existing curb-cut to Victoria Drive, with any changes to the size, design or location to be approved by Traffic Engineering and conform to AASHTO standards;

3) Placement of a note on the Final Plat stating: (*Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.*);
4) Compliance with Engineering Comments: (*The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). b. Add a note to the Plat stating that a City standard street section will need to be constructed prior to issuing any Land Disturbance activity for Lot 1. c. Add a note to the Plat stating that a sidewalk is required to be constructed with any new development on Lot 1. d. Provide and label the monument set or found at each subdivision corner. e. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. f. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. g. Clarify the Existing Lot boundaries, and list the associated subdivision of each labeled lot number. Also, there appears to be a portion of a Lot 1 (unknown subdivision) that is left out of the proposed subdivision. h. Clearly label the point used as the POB. It appears that the computed corner is not the POB, but the drawing and description appear to begin at the computed corner.)*;
5) Compliance with Traffic Engineering Comments: (*The roadway width of Victoria Drive is substandard and will need to be improved along the property frontage prior to permitting any driveways for this site. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.)*;
6) Compliance with Urban Forestry Comments: (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).)*; and
7) Compliance with Fire Department Comments: (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*).

LOCATOR MAP



APPLICATION NUMBER 9 DATE November 21, 2013

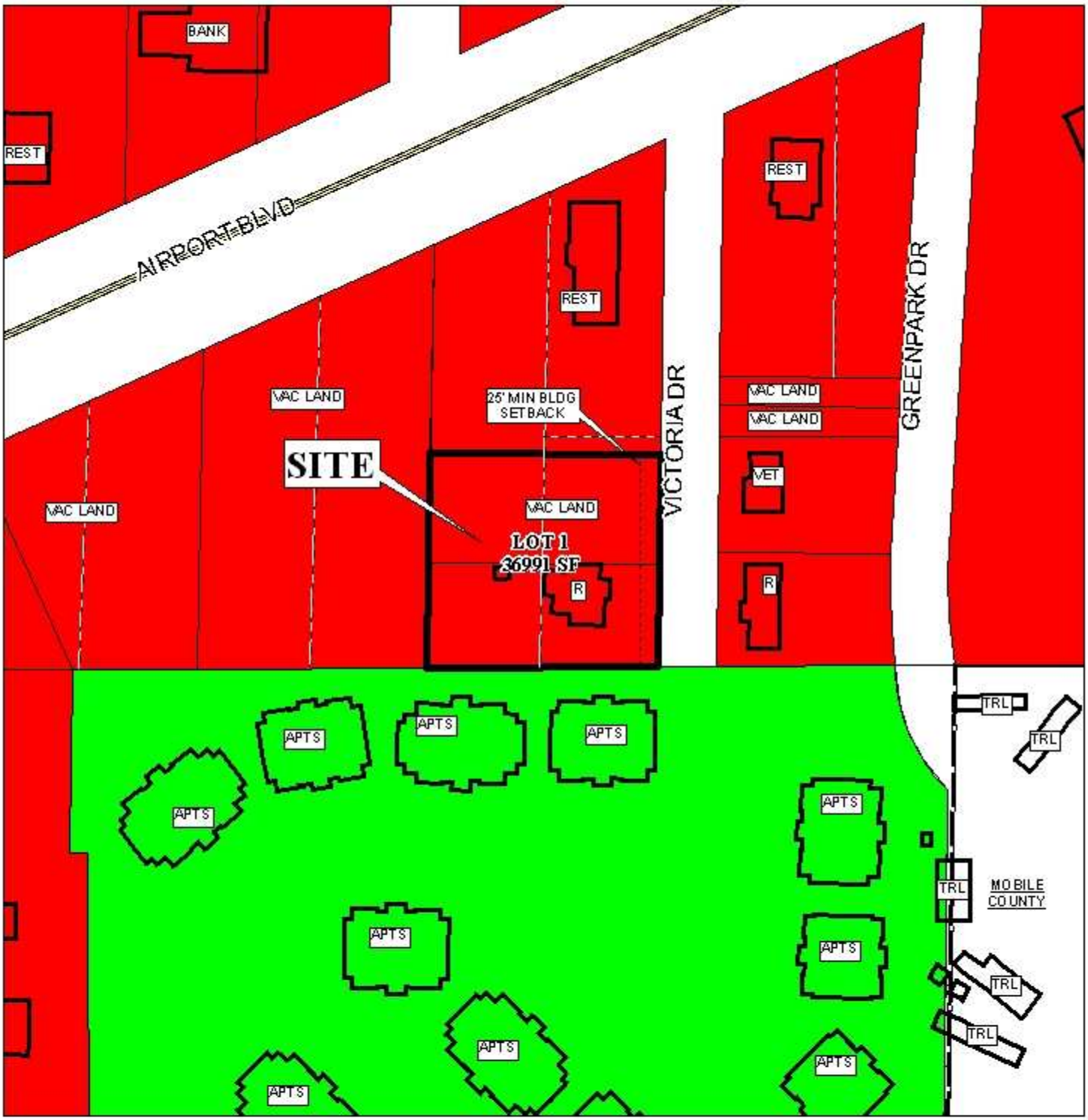
APPLICANT Airport Heights Commercial Park Subdivision

REQUEST Subdivision

N

NTS

AIRPORT HEIGHTS COMMERCIAL PARK SUBDIVISION



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

N

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AIRPORT HEIGHTS COMMERCIAL PARK SUBDIVISION

APPLICATION NUMBER 9 DATE November 21, 2013

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